

# Monroe Clothes

New York Styles America Monroe Clothes New York



**MONROE**  
**Two Pants Suits**  
**\$40**

"The extra pair doubles the wear and cuts your cost in half"

Proper Clothes at a Provident Price

Fall Clothes time is again with us. Rather than talk about the smart styles of the new Fall models and the exceptional quality of the handsome new fabrics in Monroe Clothes, which

we know you will take for granted, we prefer at this time to say a word about the Monroe Method of Merchandising.

Our method is not copyrighted, but just the same it isn't pirated. We don't train with the old-timers and their old-time methods of "marking up" prices at the season's start, most amply if you please, so that later advertised "reductions" still allow a reasonable profit where such "reductions" are given.

Our method is exactly the reverse. We believe in volume business and we have it. We believe in selling good clothes, seasonable clothes, now when you want and need them, at prices that are just; prices that permit us a slight margin of profit and provide you a great margin of saving. Values have developed our enormous business (the largest in America), and the Monroe Method creates these values.

Monroe Clothes are not only proper but provident clothes for Fall. Come up and see them, and you will see what 200,000 men already know—that they provide the accepted "fact" in satisfaction. Come up and learn how much you benefit because of the intensified saving, buying Monroe Clothes

—direct from the maker  
—via our lower rent Upstairs Shops  
—from America's Largest Clothiers

OUR Two Pants Fall Monroe Suits have scored a bull's-eye in public favor. We are showing a most attractive variety of All Wool, Silk Sewn fabrics made up with Two Pairs of pants. Sensational values.

**\$40 \$50 \$60**

**Suits—Topcoats—Evening Clothes**

Extra Pants that are Double Extra Values—\$4.75 & \$6.75

**MANHATTAN**  
42nd Street cor. B'way.  
50 E. 42nd " Madison  
Hanna " " Frankfort  
5 Cortlandt " " B'way  
14th St. opp. Acad. Music  
24th Street, Cor. B'way  
46th Street & Broadway  
50th " at Col. Circle  
125th " cor. 7th Ave.  
181st, cor. St. Nicholas Av.



**BRONX**  
Bergen Ave. at 149th St.  
**BROOKLYN**  
413 Fulton Street  
587 Fulton at Flatbush  
NEWARK—151 Market Street  
JERSEY CITY—  
PATERSON—220 Main Street  
YONKERS—Cott. Square  
PHILADELPHIA—Market St.  
ALBANY, N. Y.—State St.

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## Plan \$500,000 Structure for Lexington Ave.

Twelve-Story Office and Showroom Building To Be Erected at 43d Street Corner by Corporation

The A. Z. Realty Corporation, Isaac Alkus, president, will erect a twelve-story office and showroom building, to cost \$500,000, at the northeast corner of Lexington Avenue and East Forty-third Street. Two three-story and one five-story brick buildings will be demolished on the site. These buildings are now known as 415 and 417 Lexington Avenue.

## Big Savannah Tract Sold For Terminal Purposes

Imbrie & Co., of This City, Add 520 Acres to Holdings on Savannah River

Imbrie & Co., of 61 Broadway, have purchased the Foundation Company tract of about 520 acres on the Savannah River just below the cotton compress tract. The northern part of the property will be sold to the Jules Cabat interests, which will build a coal plant capable of handling at least 2,000,000 tons of coal a year. The balance of this tract will be conveyed to the Port Westworth Terminal Corporation, which already owns 2840 acres of land highly developed for industrial purposes.

## School Teachers Buy Realty

Take Pierce House, in 51st St., From George Backer

The former home of St. John Pierce, at 11 East Fifty-first Street, which has been occupied for some time by the Gardner School, has been bought by Louise Eltinge and Mary E. Masland, who control the purchase. The house was made from George Backer, who acquired the property from the Metropolitan Life Insurance Company. It is a five and a half-story house, with additions extending almost the full depth of the lot, and stands on a site 27x65 100.5, opposite St. Patrick's Cathedral. Mr. Backer took the property in connection with a loan made by the Metropolitan. The life insurance company allows a mortgage of \$100,000 to remain and Mr. Backer takes from the new owners a purchase money mortgage of \$75,000, both loans being made at 4 percent interest and for five years.

## Many Find Suites in Flats

On East and West Sides

Pease & Elliman leased apartments at 287 Madison Avenue to H. Johnston, Miss Ethel B. McGary, at 158 West Fifteenth Street to Miss Olive Johnston; at 50 West Fifty-eighth Street to H. E. Schinzel; at 71 East Eighty-ninth Street to Mrs. A. Boyd; at 87 Hamilton Place, furnished, for Mrs. M. E. Olson to Sampei Yoshida; at 88 Central Park West to Mrs. O. E. Morton; at 249 West End Avenue to R. S. Goldsmith; at 100 West Seventy-sixth Street to Frederick King; and at 133 West Seventy-ninth Street to Mrs. A. G. Black.

## Dealers in Antiques Buy Building

Of Madison Ave. Building

Carvalho Bros., dealers in antiques, now on West Fifty-eighth Street, are the purchasers of the house at 520 Madison Avenue, sold recently by Henry Mandel.

## Dealers in Antiques Buy Building

Of Madison Ave. Building

Mrs. L. C. Gregg is the buyer of the dwelling at 30 West Eighty-fifth Street, and Felipe Barredo Daos, of 331 West Eighty-fifth Street, both sold recently through M. H. Gaillard & Co.

## Dealers in Antiques Buy Building

Of Madison Ave. Building

The Horne Storage and Refrigerating Company is the purchaser of the building 165 Chambers Street, sold recently.

## Dealers in Antiques Buy Building

Of Madison Ave. Building

James Bremner is the buyer of the dwelling at 313 West Fifth Street, sold recently.

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The Glavara Realty Corporation, represented by George W. Files, attorney, is the purchaser of 178 Third Avenue.

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## Union Indemnity Co. Gets More Downtown Space

Concern to Erect Big Building in Maiden Lane; Leases Show Demand for Stores

Charles F. Noyes Company leased to the Union Indemnity Company the ground floor at 21 Platt Street to be used in connection with the space they now occupy at 55 John Street. The Union Indemnity Company is about to erect a modern eight or ten story office building at 96 to 100 Maiden Lane, upon property secured through the Noyes Company.

The Noyes Company also leased a floor at 62 and 64 Maiden Lane and 81 William Street to the H. B. McAlpin Corporation, and space at 111 Water Street to Edward W. Haage.

William A. White & Sons leased to the Capitol Furniture Company the third floor at 310 and 312 East Seventy-fifth Street; to Frederick H. Tiedman an office at 100 Hudson Street; to Schenck & Company offices at 56 and 58 Pine Street; to Arthur L. Pearce an office at 43 Exchange Place; to Maurice E. Biederman space at 56 and 58 Pine Street; to Mark & Schaefer Company a floor at 325 Greenwich Street; to Theophilus Barratt the third floor at 112 Water Street; to Horowitz Brothers the third floor at 323 Lafayette Street; to M. P. Trading Company the first floor at 30 Great Jones Street; and with F. Goldsmith to the Postal Telegraph-Cable Company the ground floor at 28 Cedar Street; with the Brown-Wheelock Company to the Algonquin Coal Company at 2 Rector Street.

Pease & Elliman leased to John J. McDonald a lot at 166 William Street. The Cross & Brown Company leased space at 27 East Sixty-first Street to Hugh O'Donnell; at 27 East Sixty-second Street to Samuel B. Coley; and for Saul Sharp space at 15 East Fifty-ninth Street to Etta J. Sels.

Louis Schrag leased the store and basement at 352 West Twenty-sixth Street to Charles Doherty; the store and basement at 188 Seventh Avenue to Kask & Lipshitz; the store at 166 West Twenty-first Street to the Grammatan Company; and the store and basement at 135 West Twenty-second Street to Henry H. Brown.

The Durand Company leased the store and basement at 33 East Ninth Avenue to Henry Lustig for six years.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Charles A. Weber sold for the estate of Thomas Cramer, 410 East 147th Street, a four-story double flat, 25x100, to Michael Conroy. Edward Polak, Inc., sold for a Mr. Leshinsky to a Mr. Davidson, a two-family brick dwelling, 25x90 at 762 East 22nd Street, and for Muriel Cohen a two-story dwelling, 16x100 at 668 East 22nd Street, a two-family dwelling, 25x100.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Edith H. Bahr sold to William A. Kane, 310 East 137th Street, a three-story dwelling, 16x100, to Adele Pollak, sold to Annie Waxler, 742 Oakland Place, a three-story dwelling, 23x100.

## Trading in Bronx Mostly Of Dwelling Properties

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Meta M. Flomer sold to George E. Heuther, 1027 Ford Avenue, a three-story western corner of 165th Street, a three-story dwelling, 90x119.11.

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Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

The Delco Holding Company sold to Daniel D. Donato, 826 East 147th Street, a two-story dwelling, 16x100. Edward J. Duffy sold to Elizabeth A. Nobis, 2688 Honeywell Avenue, a two-story dwelling, 25x100.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Mary Barry sold to Giuseppe Mungo, 420-422 East 163rd Street, two-story dwellings, 30x98.10.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Jacob Klein sold to Simon Fakakas the two-story dwelling on the east side of Daly Avenue, 721 feet south of 181st Street, 38x100.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

The Zego Business Corporation sold to Jennie Rosenthal, 1230 Prospect Avenue, 29x100, to Gustav Danzels sold to Matilda Welton, 2015 Grand Concourse, southwest corner Bush Street, a three-story dwelling 29x116.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Robert E. Kelly sold for Kate Moschen 207 East Forty-third Street, a four-story tenement, 25x100, to P. Wright & Co., builders, and for Mrs. Esther Levine 317 East Forty-third Street, a three-story dwelling, 25x100, to Mrs. John J. O'Halloran.

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Cyrille Carreau, Inc., and Samuel Goldner sold 515 West 172d Street to L. Greenberg.

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Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

A \$300,000 Garage for 13th Ave. A \$300,000 four-story garage and service station will be built at 148 and 150 Thirtieth Avenue and 413 to 425 West Twenty-third Street, forming the corner of Thirtieth Avenue and Twenty-third Street.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

The building will be 98x205 feet, of brick, and will be used on all floors as a garage and service station. William S. Harrington and Benjamin Moore, of 191 Ninth Avenue, are the owners. William M. Farrar is the architect.

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Activity Along 14th Street J. Edgar Layercraft & Co. leased for the Stuyvesant estate 129 Third Avenue, a three-story dwelling, corner of Fourteenth Street, to M. Pappas, who will extend the building in the rear, installing new fronts, etc. This lease, with several others recently made, indicates a lively interest in this section of Third Avenue, due, perhaps, to the approaching completion of the Fourteenth Street cross-town subway.

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Sale of Coney Island Lots Jero Johnson & Company will sell at auction on September 28, in the Brooklyn Real Estate Exchange, nineteen lots in Coney Island, located on Neptune Avenue, between West Twenty-third and West Twenty-seventh streets, and on West Twenty-fifth and West Twenty-ninth streets, between Mermaid and Neptune avenues.

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Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Sixth Ave. Corner for Sale Durand Company and Illing Brugg sold for Catherine W. St. John 305 West Sixteenth Street, a three-story dwelling 18x53.5, adjoining the north-west corner of Seventh Avenue, to F. Rades, who will alter the premises for his business.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Heights Site to Hold Garage The P. J. McMahon Company sold for the estate of Elizabeth Aymar the plot at 150 East of Broadway, 147th Street, 150 feet east of Broadway. The buyer is Michael J. Myers, who will improve the property with a three-story garage.

## Trading in Bronx Mostly Of Dwelling Properties

Flat in East 147th Street, Owned by Estate, One of the Few Exceptions

Sales of Dwelling Houses Louis Marks, of Goodwin & Goodwin, sold for John A. Haaren to John C. Hartzel, the three-story dwelling 134 West 121st Street, 20x100.11. It had not changed hands for twenty-five years.

## Homeseekers Are Buying Dwellings On West Side

Scarcity of Rentable Space Is Leading Folks to Consider Purchase of Private Homes as Only Solution

Charles J. Quinlan, of the Wood, Dolson Company, sold for A. Hollander to Annette and Gladys Offerman for occupancy the four-story dwelling 150 West Seventy-eighth Street, 20x100. The purchasers recently sold their home at 45 West Ninety-first Street through the Durso Company.

L. J. Phillips & Co. sold for Mrs. B. Popper, represented by N. A. Berwin & Co., the five-story dwelling 260 West Ninety-third Street, 18x100.8. After making extensive alterations the buyer will occupy.

C. M. Folsom & Co. sold for the estate of Louis Dreyfus the three-story dwelling 363 West 120th Street. Frank B. Volstein sold for the Hoffman Homes Corporation the three-story dwelling, 18x8x82, at 471 Manhattan Avenue to Amelia Tschinkel.

Clara Schur sold to Florence T. Hazen the three-story dwelling at 4 Hamilton Terrace, 17x100.

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